

TRESTLE CROSSING PLAT 3
FINAL PLAT

ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400

OWNER/DEVELOPER:

CD DEVELOPER, LLC
942 RIDGE ROAD
DENISON, IOWA 51442

DATE OF SURVEY:

JANUARY 19, 2015

NOTES:

- INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF SIDEWALKS.
- ANY ELEVATIONS SHOWN ON THE FINAL PLAT WERE PROVIDED BY PROJECT ENGINEER AND ARE NOT CERTIFIED BY THIS SURVEYOR.
- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION.
- ALL SIDEWALKS SHALL BE 5' WIDE.
- PREVIOUS SURVEY RECORDED IN BOOK 11532, PAGE 648

PLAT DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, TRESTLE CROSSING PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 89°31'54" EAST, 925.40 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°19'32" WEST ALONG SAID EAST LINE, 659.35 FEET TO THE NORTHERLY LINE OF SAID TRESTLE CROSSING PLAT 2; THENCE SOUTH 89°31'44" WEST ALONG SAID NORTHERLY LINE, 596.36 FEET; THENCE NORTH 71°02'00" WEST ALONG SAID NORTHERLY LINE, 51.76 FEET TO THE NORTHWEST CORNER OF LOT 16, SAID TRESTLE CROSSING PLAT 2; THENCE NORTH 71°08'35" WEST ALONG SAID NORTHERLY LINE, 201.00 FEET; THENCE NORTH 69°56'24" WEST ALONG SAID NORTHERLY LINE, 58.74 FEET TO THE NORTHWEST CORNER OF LOT 12, SAID TRESTLE CROSSING PLAT 2; THENCE NORTH 47°48'08" WEST ALONG SAID NORTHERLY LINE, 43.07 FEET TO THE SOUTHEAST CORNER OF LOT 10, SAID TRESTLE CROSSING PLAT 2; THENCE NORTH 20°06'48" WEST ALONG SAID NORTHERLY LINE, 43.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 00°53'40" WEST ALONG SAID NORTHERLY LINE, 61.94 FEET TO THE NORTHEAST CORNER OF LOT 9, SAID TRESTLE CROSSING PLAT 2; THENCE NORTH 00°28'06" WEST ALONG SAID NORTHERLY LINE, 227.00 FEET TO NORTHEAST CORNER OF LOT 6, SAID TRESTLE CROSSING PLAT 2; THENCE NORTH 89°31'54" EAST ALONG SAID NORTHERLY LINE, 20.20 FEET; THENCE NORTH 00°28'06" WEST ALONG SAID NORTHERLY LINE, 196.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.66 ACRES (595,209 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

BULK REGULATIONS:

R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT (RESTRICTED TO SINGLE FAMILY RESIDENTIAL)
FRONT YARD SETBACK: 30 FEET
SIDE YARD SETBACK:
1 STORY - 15 FEET (TOTAL)/7 FEET MINIMUM
1+ STORY = 17 FEET (TOTAL)/8 FEET MINIMUM
REAR YARD SETBACK: 35 FEET

ZONING:

R-3, MULTIPLE-FAMILY RESIDENCE DISTRICT
RESTRICTED TO SINGLE FAMILY

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	240.00'	376.99'	S45°28'06"E	339.41'
C2	2°41'15"	270.00'	12.66'	N89°07'28"W	12.66'
C3	13°12'26"	270.00'	62.24'	N81°10'38"W	62.10'
C4	13°12'26"	270.00'	62.24'	N67°58'12"W	62.10'
C5	13°12'26"	270.00'	62.24'	N54°45'46"W	62.10'
C6	13°12'26"	270.00'	62.24'	N41°33'19"W	62.10'
C7	13°12'26"	270.00'	62.24'	N28°20'53"W	62.10'
C8	12°18'13"	270.00'	57.98'	N15°35'34"W	57.87'
C9	8°58'21"	270.00'	42.28'	N4°57'16"W	42.24'
C10	90°00'00"	25.00'	39.27'	N45°28'06"W	35.36'
C11	90°00'00"	25.00'	39.27'	S44°31'54"W	35.36'
C12	21°13'02"	210.00'	77.77'	S11°04'37"E	77.32'
C13	63°12'24"	210.00'	231.66'	S53°17'20"E	220.10'
C14	5°34'34"	210.00'	20.44'	S87°40'49"E	20.43'

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Aye	Nay	Pass	Absent
Anderson	Aye	Nay	Pass	Absent
Enders	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Houlahan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Whiting	Aye	Nay	Pass	Absent
Ayes	9	Nays	0	Absent
APPROVED				
T. Flack		Chairperson		
B. Hulsang		Secretary		

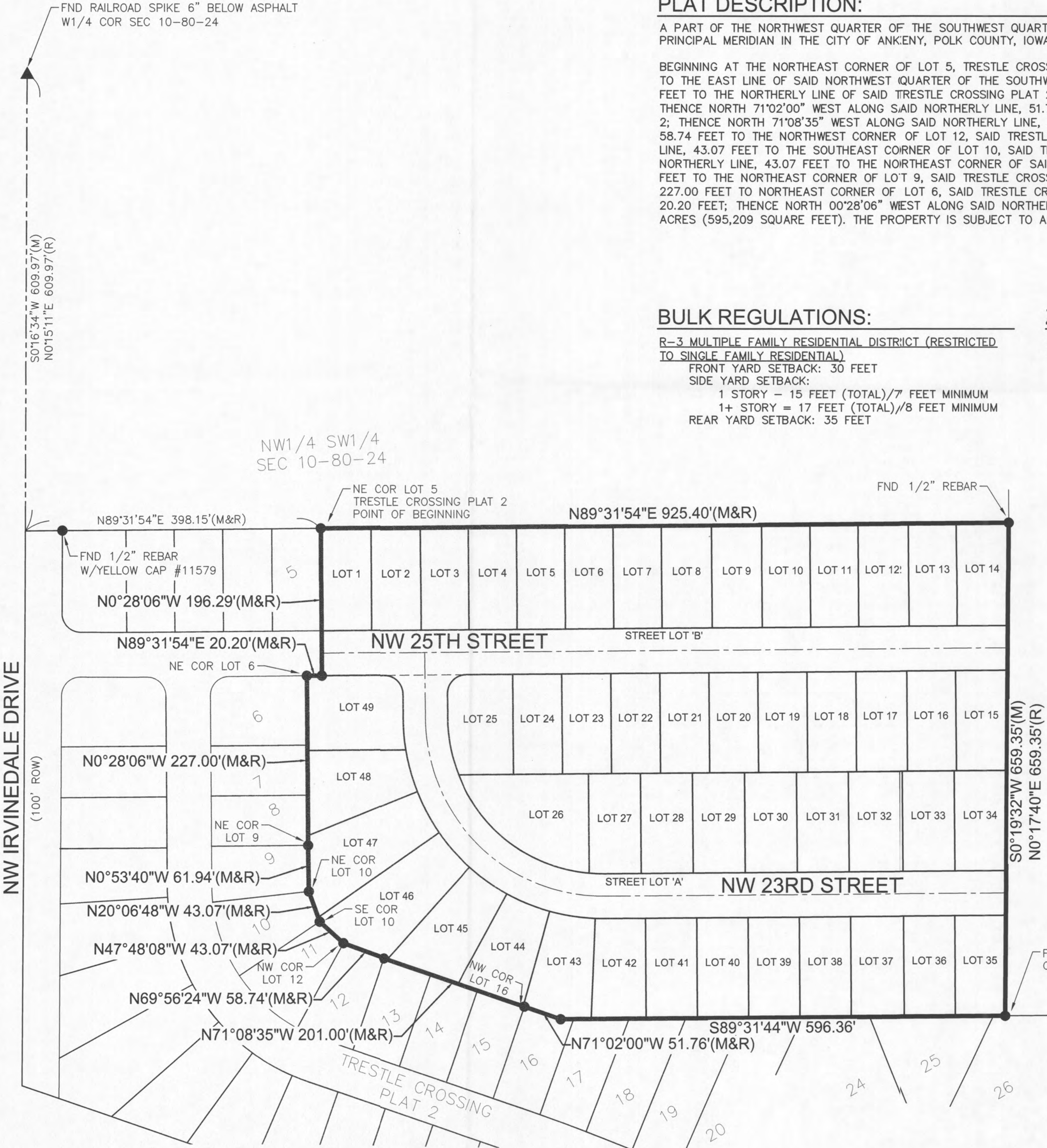
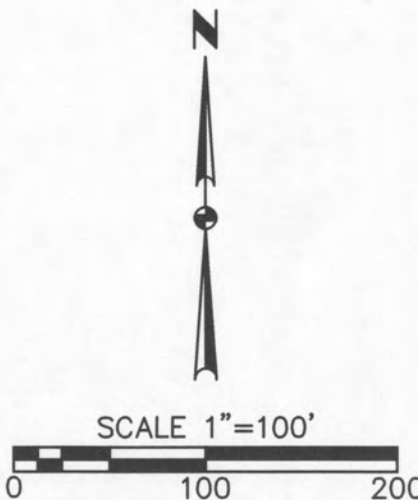
LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	_____	
SECTION LINE	-----	
EASEMENT LINE	- - - - -	

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Michael D. Lee 3-10-17
MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEET 2 AND 3



TRESTLE CROSSING PLAT 3

FINAL PLAT

NW1/4 SW1/4
SEC 10-80-24

N89°31'54"E
925.40'(M&R)

FND 1/2" REBAR

NE1/4 SW1/4
SEC 10-80-24

STREET LOT 'B'
55386 SF

NW 25TH STREET

STREET LOT 'A'
58694 SF

NW 23RD STREET

S0°19'32"W 659.35'(M)
N0°17'40"E 659.35'(R)



LEGEND:
SECTION CORNER AS NOTED
1/2" REBAR, YELLOW CAP #16747
(UNLESS OTHERWISE NOTED)
PLATTED BEARING & DISTANCE
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
MINIMUM PROTECTION ELEVATION
PUBLIC UTILITY EASEMENT
CENTERLINE
SECTION LINE
EASEMENT LINE

FOUND SET
P M
R D
MPE
P.U.E.

SCALE 1"=40'
0 40 80

DATE	REVISIONS	FINAL SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL
02/06/17				
02/13/17				
03/09/17				

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO



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FINAL PLAT